



Wilkeson Pointe Improvements Invitation to Bidders

Release Date: June 2, 2023

Schedule of Dates Change: The Deadline for Submission of Proposals has been changed to Friday, June 9, 2023.

The ITB Section IV Schedule of Dates has been updated as follows:

Release of ITB	May 8, 2023
Pre-bid meeting	May 15, 2023 at Site at 1PM EST
Deadline for Submission of Questions	May 22, 2023 by 4:00 PM EST
Deadline for ESD to Respond to Questions	May 26, 2023
Submission of Proposals (date and time)	June 9, 2023 by 3:00 PM EST*
Interviews (if necessary)	TBD – Week of June 12, 2023
Announcement of Successful Bidder	July 10, 2023
Anticipated Contract Start Date	September 5, 2023

The Public Bid Acknowledgement will be held on June 9, 2023, starting at 4:00 PM. Here is the call-in information:

Join by phone

+1-518-549-0500 US (English Menu)

+1-518-549-0059 US (Menú en Español)

Access code: 161 707 5410

The following is a list of responses to questions submitted by prospective respondents to ECHDC ITB for Wilkeson Pointe Improvements.

Wilkeson Pointe Improvements ITB – Q&A Matrix

No.	Question	Answer
1	Are the elevations for the decking at the comfort station (Beer Garden Deck) all the same height (583.33)? On drawing S-113 the decking calls for 2x6 but the individual deck boards scale out at 8", are we to provide 2x6 kebony or 2x8 kebony boards?	Yes, main deck is all at the same finished elevation (583.33). Deck boards are 2x6.
2	What happens with the decking boards at the non-perimeter foundation walls, on S-113 it appears the deck boards stop short. Is there a 2x6 kebony board that runs perpendicular to the deck boards at the same elevation?	Yes, there is a 2x6 trim piece at the border where there is a change in direction of the decking boards.
3	Do the deck boards run underneath the bar bench area and the bar bench steel supports sit on top of these boards?	Yes, bar bench is mounted on top of the deck.
4	On detail 8/S-311, is the L8x4x1/2" continuous along the foundation wall or are these clips (8" long) below each joist?	Individual clips below each joist, 4" min length.
5	On detail 7/S-311 is there supposed to be a 2x4 plate that sits on top of the angle?	Not necessary.

No.	Question	Answer
6	On the smaller deck (CL E-8 & E-9) there is no detail for how to fasten the joists to the foundation walls. Should this be the same detail as 7/S-311?	Yes, same detail applies for this deck section.
7	There are joists that attach to the foundation walls in between CL 1-7 etc. There only appears to be 1 joist in between each beam that hits the foundation wall. Should this have a small angle clip and plate at each joist or should the angle be continuous along the entire length of the foundation wall?	Small angle clip and 2x4 nailer at each joist is acceptable, similar detail to 8/S-311.
8	Should there be a box out in the foundation wall and bearing plate for the steel beams to sit on for the metal grating areas on detail 34 & 37/S-512? Detail D44/S-514 appears to show poured concrete steps. Is this referring to the center section of the stair as a support wall?	Yes, pocket for beam shown in details 36&39/S-512 – min 4” deep pocket with UHMW sheet under beam. Yes, detail 44/S-514 refers to center of plan shown in 4/S-514.
9	At section through the sunset deck, there appears to be a fascia on the rim joists. What is this material? Please provide sizing if Kebony fascia.	Closure rim around the edge is double 2x12. Inner layer to be SYP similar to the rest of the framing; outer layer material per arch.

No.	Question	Answer																								
10	<p>There is no hardware schedule listed for each opening on drawing A-601. Referring to the hardware specification, it only lists 3 sets of hardware but no specific door numbers. The toilet rooms are easy to differentiate off A-601, but the balance of the doors could be exterior utility spaces or entrances. Please identify which doors require which hardware set.</p>	<p>Drawing A601</p> <ul style="list-style-type: none">MODIFY the DOOR AND FRAME SCHEDULE AS FOLLOWS: <table><tr><th>DOOR NUMBER</th><th>HARDWARE GROUP</th></tr><tr><td>A01</td><td>1</td></tr><tr><td>A02</td><td>1</td></tr><tr><td>A03</td><td>1</td></tr><tr><td>A04</td><td>1</td></tr><tr><td>A05-1</td><td>3</td></tr><tr><td>A05-4</td><td>4</td></tr><tr><td>A06</td><td>5A</td></tr><tr><td>A10</td><td>5B</td></tr><tr><td>A11</td><td>2</td></tr><tr><td>A12</td><td>2</td></tr><tr><td>A13</td><td>2</td></tr></table> <p>Specification Section 08 71 00 Door Hardware APPEND Specifications Section 087100 § 3.7 AS FOLLOWS: (SEE ATTCHED DOOR HARDWARE SCHEDULE)</p>	DOOR NUMBER	HARDWARE GROUP	A01	1	A02	1	A03	1	A04	1	A05-1	3	A05-4	4	A06	5A	A10	5B	A11	2	A12	2	A13	2
DOOR NUMBER	HARDWARE GROUP																									
A01	1																									
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No.	Question	Answer
11	I had previously sent in an RFI for the architect to issue a specification for the epoxy floor system. What is the finish of the concrete entrances to the toilet rooms from the exterior. Is this sealed concrete? Is this the same epoxy floor system as the balance of the comfort station? Will different rooms within the comfort station require different epoxy floor systems or colors? Will any of the areas in the comfort station require just a sealed concrete (Cooler, Freezer, Beer Cooler, Mechanical, Games storage)?	<p>For Addendum #3 we provide the following modifications</p> <ul style="list-style-type: none"> Drawing A161 – FINISH PLAN <ul style="list-style-type: none"> FINISH KEY: FLOOR FINISH <ul style="list-style-type: none"> CHANGE Note F1 FROM “CONCRETE WITH EPOXY WITH FINE GRID FOR SLIP RESISTANCE “TO” CONCRETE SEALED WITH Kaufman Products, Silane Seal 300 OR APPROVED EQUAL”. <p>Additionally, the Kitchen Specifications indicate for floor detail at walk-ins: <i>“floorless with flat bottoms wall panels in recess. (2) 2" layers of Slab urethane insulation (R-28), vapor barrier and minimum 2" finished cement floor by GC.”</i></p>
12	Is there any issues with having a glass transom separating the men’s and women’s toilet rooms for privacy? These windows are only 9’ aff. Someone could feasibly stand on the toilet, flush valve, and pull themselves up above the solid surface sill and view into the other genders restrooms. Should there be a privacy film applied to the glass?	This was a design decision which is to remain as is for now. This will need to be reviewed with the owner.
13	Does the ¾” plywood on top of the 6” framing above rooms A6, A10, A11, A12, & A13 must be fire treated plywood	<p>Yes</p> <p>The plywood is not required to be fire rated. Per the 2020 BCNYS Table 601, for Type IIB construction a Zero Hour (0 hour) Fire-Resistance Rating is required for Building Elements.</p>

No.	Question	Answer
14	011100-item 6.10. There is mention of the restroom building adjacent to the site, water, power, and drainage will be maintained through out this project. Is this building accessible to contractors and if so, which prime is responsible maintain during construction.	No, It is outside the site fence. Refer to the site logistics plan.
15	011100 – item 6.15F. Will all prime contractor’s health and safety procedures and plans have to be submitted to follow the site prime contractors plan? We are assuming all costs for the plan, hygienist plan, and health screening and testing of onsite personnel is to be included in our bids per section 013529. Is this correct?	No Yes
16	011100-item 7.3. There is mention of a phasing plan OP-1. Where is this drawing or sketch located? I can only find site logistics sketch TSK-001 in the spec book. This mentions protection of existing floors but these are new structures. Are we required to protect the concrete/tile floors and if so what materials are required to be carried in our bids?	There is no phasing plan. The new floors are to be protected, it is up to the contractor to determine the means and methods dependent on the subsequent work. This was put in primarily for the kitchen equipment installation which must take place after the installation of the floors.

No.	Question	Answer
17	<p>011100-item 7.6. This section assigns the temp heating to the mechanical prime. It is calling for the GC to provide a digital thermostat should this be by mechanical prime as well? Why is the GC required to coordinate natural gas requirements with plumbing prime contractor if mechanical prime is required to provide temporary heat, should this be by mechanical prime contract as well? Who is to provide temp cooling if required during hot weather periods? The GC is required to provide dehumidification as required, but no mention of temporary cooling.</p>	<p>We do not anticipate the need for temp heating in the spaces due to the schedule. So, no thermostat is needed. AS for AC it is the individual contractors responsibility to meet the schedule and the requirements of the manufacturer for the installation of the materials in their scope.</p>
18	<p>011100-item 7.9. GC is required to provide extension of contract for CM trailer. There is mention in paragraph two in this section about site logistics drawing SL-1. This doesn't exist in this set of documents. Is this a carry over from phase 1 or is there an SL-1 drawing or sketch associated with this phase of the project.</p>	<p>The referenced SL-1 is the site logistics plan (TSK-001).</p>
19	<p>011100-item 7.10. This section states GC is responsible for dewatering. Under section 011200.1 under concrete and foundation work of the site prime BP-01 item g states this work is by the site prime contact. Who is to provide?</p>	<p>The Site Work contractor will provide it for his excavations for the Concrete and foundation work per their scope of work. The GC has it anywhere else needed for his contract work.</p>

No.	Question	Answer
20	011100-item 7.16.F – The GC is not responsible for the SWPPP. How are we to estimate what signage is required for this item? Will sign quantities and sizes be given for estimating purposes.	The GC is responsible for SWPPP only as it applies to the GC scope of work. SWPPP review is by the Owner.
21	011100-item 8.3 – This requires GC to provide 3rd party utility marking service prior to work commencing. Then refers you back to 6.13 which assigns this item to the site prime. Who's responsible?	The GC is responsible to perform this for the GC scope of work only. Each contractor is responsible for this as it relates to their scope, if their scope does not include any digging then this would not apply to them.
22	011200.1 – concrete and foundation work of BP-01, item I states the site prime is responsible for the foundations/concrete of exterior stairs and landings. Is the GC or site prime responsible for stair footings on drawing on S-514? The flatwork/stair footing under the north deck stairs per details D45 & D44/S-514	These are by the BP-02 the General Trades Contractor.
23	Should be site concrete that the GC is not responsible for. For the restroom stairs, the concrete on both the landing and bottom of stair is also site concrete.	These are by the BP-02 the General Trades Contractor.

No.	Question	Answer
24	<p>The specifications section 011200.2 Item 3 scope of work specifically excluded from GC is b. Builders Risk (by owner).</p> <p>Under the ITB page 20 item iii. The referenced language below “ Builders risk insurance. \$100% replacement costs of the project to be carried by the awarded GC” conflicts with the section mentioned above. In phase 2 of the outer harbor project a \$15,000.00 allowance for builders risk was to be carried by the GC. There is currently no allowance for this item. Please identify which spec is correct and if GC is required to carry BR policy and if o what value should we use for determining this cost for bidding purposes.</p>	<p>The GC is responsible to carry the Builders risk insurance per the ITB. The GC should include a \$30,000 allowance for builders risk.</p>
25	<p>Section 084113 – Aluminum Framed Entrances and Storefronts Specifications note SSG framing system; drawings detail captured – please advise</p>	<p>For the exterior storefront, the intent is for the SSG glazing system, not a fully captured system. Please follow the specifications.</p>

26	A1/A201 – sliding windows are drawn – please provide specifications	<p>Specifications Section 08 41 13 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS</p> <p>a. Section 1.2A ADD:</p> <p>"3. Interior sliding window systems."</p> <p>b. ADD Section 2.10:</p> <p>" 2.10 INTERIOR SLIDING WINDOW SYSTEM</p> <p>i. A. Basis-of-Design Product: HAFELE America Co.; Slido D-Line12 120F.</p> <p>1. 1. Wall mount for Fixed Glass Panel and Operable Sections.</p> <p>2. Provide configuration as indicated on the drawings.</p> <p>3. Glazing Type: LG Laminated Glazing</p> <p>4. Operable Hardware:</p> <p>a. a. Axel bearings with soft close system.</p> <p>b. Floor guide.</p> <p>c. Door stop.</p> <p>d. Door lock:</p> <p>i. 1. Bottom edge mounted deadbolt lock with thumb-turn.</p> <p>2. Dust-proof strike.</p> <p>2 5. Fixed Hardware:</p> <p>a. a. Fixed glass profile at top and bottom.</p> <p>3. 6. Fascia:</p> <p>a. Aluminum covers and end caps. "</p>
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No.	Question	Answer
27	A3/A251 – appear to be a vent window?? Please advise	This is a diaper-changing station. It is shown on the drawing, but the label is missing.
28	Interior Aluminum Framing System at the INTERIOR – please advise height/interior elevation	The height in the interior transom is the same height as in the exterior storefront, 9'-0" to the bottom.
29	Section 088000 – Glazing 3.6 Interior glazing specified to be ½" Laminated – C2/A501 notes 3/8" tempered – please clarify	For Wilkeson Pointe: Drawing A501 Detail B2: CHANGE NOTE "3/8" TEMPERED GLAZING" TO "TYPE LG GLAZING". Detail B3: CHANGE NOTE "3/8" TEMPERED GLAZING" TO "TYPE LG GLAZING". Detail C2: CHANGE NOTE "3/8" TEMPERED GLAZING" TO "TYPE LG GLAZING".

DOOR HARDWARE SCHEDULE

QTY	ITEM	MRF	MODEL	SIZE	FIN
Hardware Set #4 Exterior Entrances Pair					
6	Hinges	McKinney	T4A3385	4 ½ x 4 ½	630
1	Mortise Lockset	Sargent	8205-AV-LS-L		630
1	Pair CL Flush Bolts	Ives	FB31P x 2DP		630
2	Floor Stop/Keeper	Rockwood	473		626
1	Silencers	Rockwood	608		GRY
1	Perimeter Gasketing Set	Pemko	290APK x 2891APK		
1	Outswing Locking Astragal	Pemko	3443_S		
2	Door Bottom	Pemko	420ASL		
2	Sweep	Pemko	18061CNB		
Hardware Set #5A Interior Utility Spaces					
3	Hinges	McKinney	TA2314	4 ½ x 4 ½	626
1	Mortise Lockset	Sargent	8204 x LNP		626
1	Kick Plate	Rockwood	K1050		630
1	Overhead Stop	Sargent	698S		626
1	Silencers	Rockwood 608			GRY
Hardware Set #5B Interior Utility Spaces					
3	Hinges	McKinney	TA2314	4 ½ x 4 ½	626
1	Mortise Lockset	Sargent	8204 x LNP		626
1	Kick Plate	Rockwood	K1050		630
1	Wall Stop	Rockwood	406		626
1	Silencers	Rockwood	608		GRY



Empire State Development